

Garlinghouse

ECONOMY HOUSES

THE T. H. ROGERS LUMBER COMPANY
LEBANON, MISSOURI

- ➔ **DESIGNED TO CARRY OUT RECOMMENDATIONS OF F.H.A. IN 1949 ECONOMY HOUSING PROGRAM.**
- ➔ **ALL PLANS DEVELOPED TO MEET MINIMUM F.H.A. AND V.A. STANDARDS — BUT AT NO SACRIFICE OF ESSENTIAL QUALITY.**
- ➔ **COMPLETE WORKING BLUE PRINTS, LUMBER AND MILL LISTS AND SPECIFICATIONS AVAILABLE THROUGH YOUR DEALER WHO FURNISH YOU THIS BOOK.**



No. 6156—Adequate, comfortable housing for the small family is provided at minimum cost in this simple, straightforward plan. The concrete block foundation is extended upward to become a vital feature of the exterior appearance. Additional storage space may be obtained by an economically-constructed attached tool shed in the rear.

CONSTRUCTION—Conventional, no basement.

FOUNDATION—Concrete block.

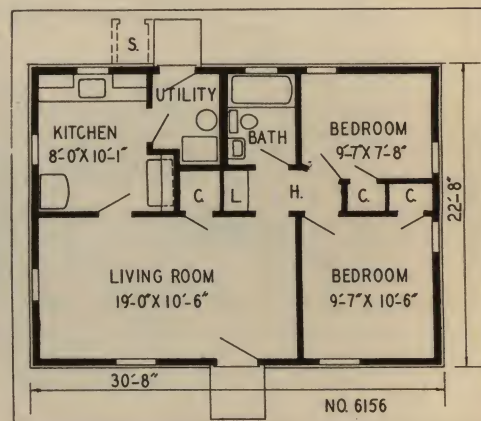
EXTERIOR—Concrete block and wood siding.

ROOF—Built-up.

INTERIOR—Gypsum lath and plaster on studs and joists.

FLOORS—Concrete (no covering specified).

WINDOWS—Wood, double-hung.

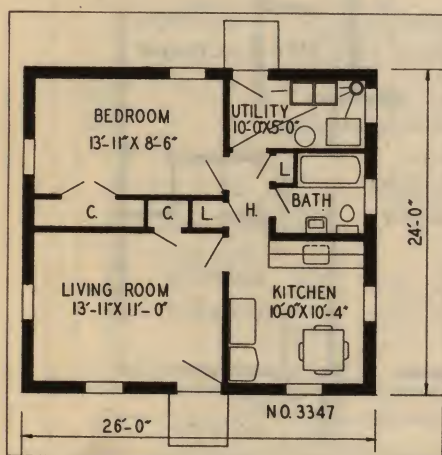
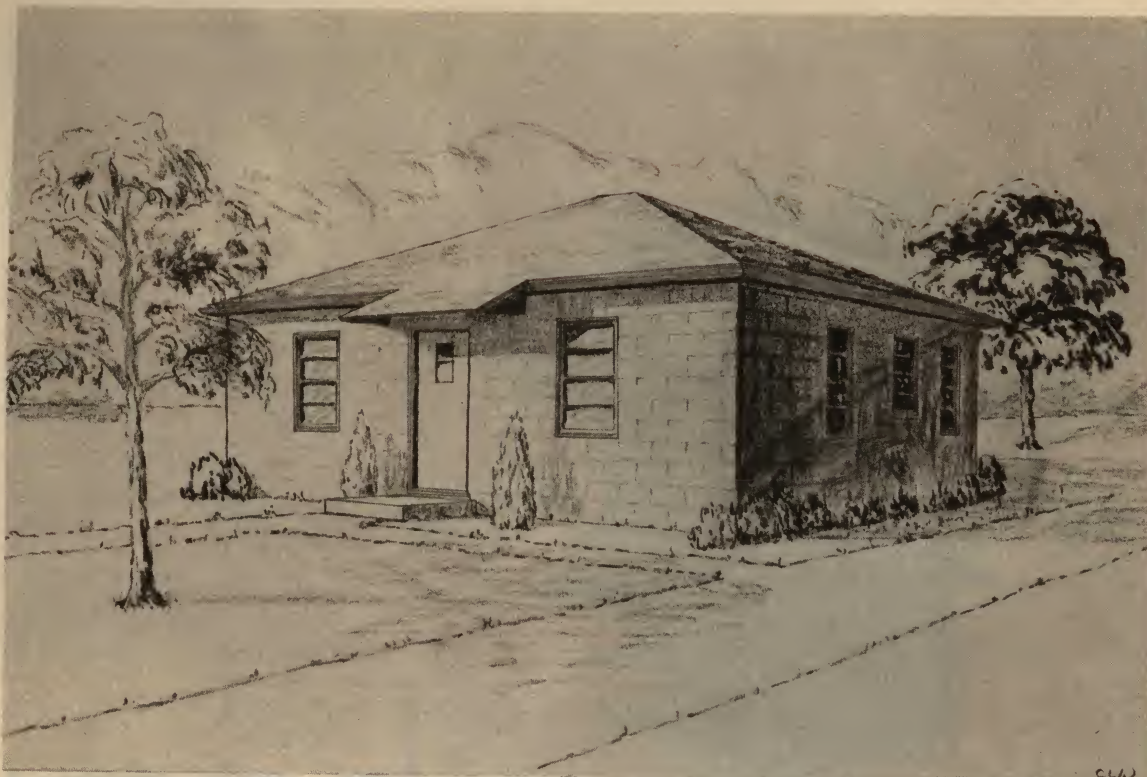


First floor.....5,280 cubic feet
Complete plan set.....**\$12.50**
Additional sets, each..... **5.00**

Reversed plans available for all designs. Specify when ordering.

Charles Abrams, a public housing spokesman, has said: "The politician who dominates the local housing authority controls the city's political destiny."

The only way to answer proponents of socialized, subsidized housing for the lower-income classes is for America's builders to provide in adequate quantities privately-owned homes filling that need. Economy houses cannot be just miniatures of larger houses; they must be designed to make maximum use of all space while contriving to give the appearance of spaciousness.



First floor.....4,992 cubic feet
 Attic1,092 cubic feet
 Complete plan set.....\$12.50
 Additional sets, each..... 5.00

All designs conform to F.H.A. and V.A.
 requirements.

No. 3347—Modular design in this house means minimum construction costs because all expensive handling of the concrete blocks has been eliminated by planning for all openings and lengths in relation to standard block sizes. Five-room efficiency is achieved by providing ample dining space in the large kitchen.

CONSTRUCTION — Concrete block masonry, no basement.

EXTERIOR — Concrete blocks, furred.

INTERIOR—Gypsum board, dry wall finish.

ROOF—Composition shingles.

FLOORS—Concrete, no covering specified.

WINDOWS—Wood, double hung.

STORAGE—Attic, through disappearing stairway.

PLUMBING, HEATING — Builder to specify.

To cooperate in making possible easily-financed economy houses, many offices of the F.H.A. will permit certain refinements of the basic house to be omitted at the time of construction if they can be added later when the owner is better able to finance them. Items which your local F.H.A. office may permit you to omit in the original construction of these economy houses are closet doors and coverings for the poured concrete floors.

Another possible savings in construction costs, permitted by certain F.H.A. offices, is the elimination of the utility room in a basement-less house providing one of the new-type home laundries is installed elsewhere as a permanent part of the house.



No. 6527—Dignity and distinction are achieved in this Colonial house design which incorporates modern features in a type of small cottage that has been popular for years.

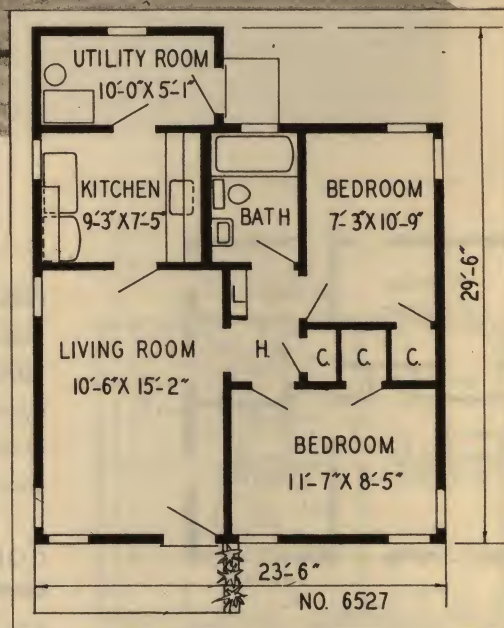
Although this house is almost literally the smallest two-bedroom plan that will meet F.H.A. minimum area requirements, it is a convenient house nonetheless. There would be relatively little cross-traffic in the living room; the central hall helps to segregate the sleeping rooms from the living quarters; and the compact grouping of the kitchen, bath, and utility room requires the very minimum plumbing layout.

Not only is a generous amount of cabinet space provided along the entire wall above and below the sink, but also there is a large cabinet over the refrigerator niche.

All principal rooms have corner windows for excellent lighting and cross-ventilation. Openings are well-placed in the various rooms to assure ease in furniture arrangement.

Considerable storage space is provided in the attic, which is reached through a pull-down type of disappearing stairway suspended in the ceiling over the hall.

The concrete terrace and the shelter over the door help to modify the otherwise rigidly simple lines of the exterior.



First floor4,817 cubic feet

Attic2,110 cubic feet

Complete working plans, specifications, lumber and mill lists**\$12.50**

Additional sets with original order..... **5.00**

CONSTRUCTION—Conventional, no basement.

EXTERIOR—8" horizontal siding.

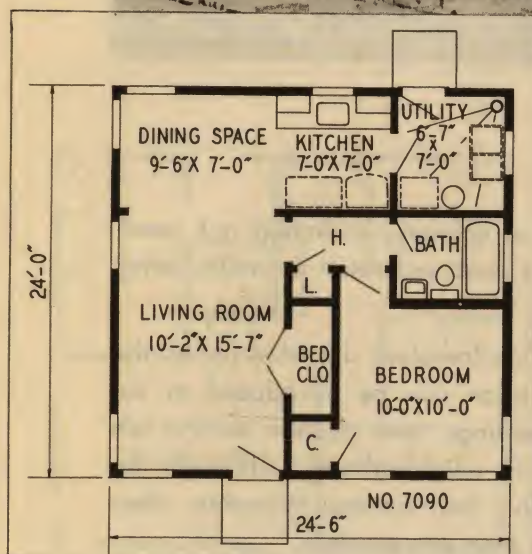
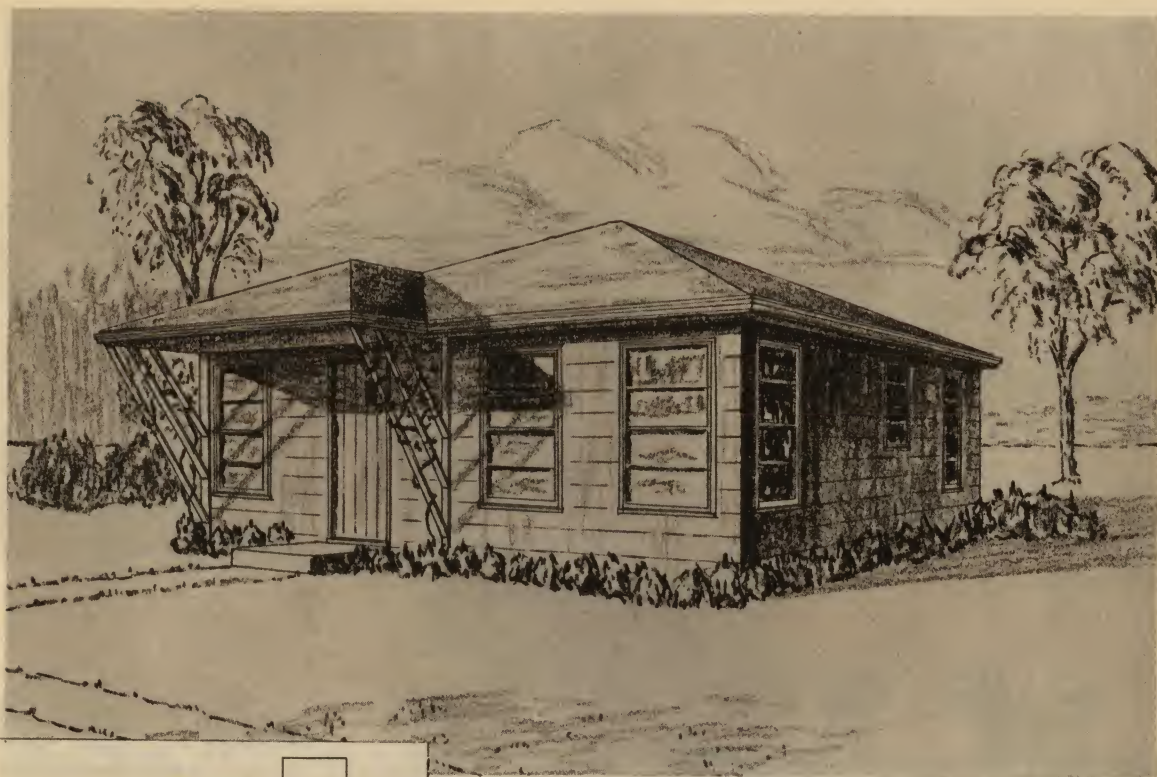
INTERIOR—Dry wall.

FLOORS—Concrete, with no covering specified.

ROOF—Composition shingles.

FOUNDATION—Poured concrete.

WINDOWS—Wood, double-hung.



First floor4,900 cubic feet
Attic 960 cubic feet

Complete working plans, specifications, lumber and mill lists**\$12.50**

Additional sets with original order..... **5.00**

No. 7090—That the small house need not be an undistinguished one is evidenced by this thoroughly modern cottage that has individuality, and all the conveniences that good design can bring even to the minimum house.

Multiple-purpose rooms have made possible an impression of size that is far greater than the 24' by 24'6" dimensions would indicate. For example the combination living room-dining room and kitchen "L" contains an area of 364 square feet of open space which sounds as if one were describing a medium-sized house.

The large bed closet located off the living room is so designed that it will accommodate a roll-a-way bed and still leave sufficient room for clothes and general storage.

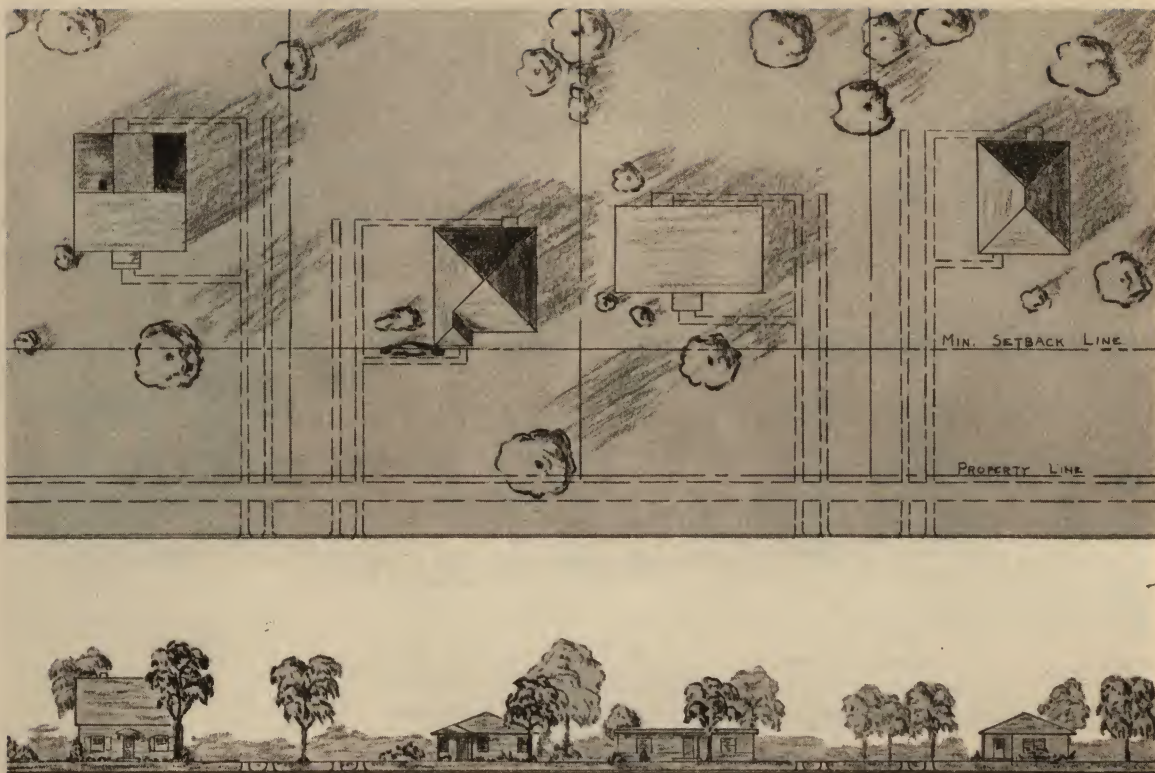
The step-saving, open kitchen is conveniently arranged. Everything is right at hand. Yet there is no need for this to be a crowded kitchen as both the dining room and utility room are so handy that they can be used as easily as if actually a part of the kitchen area.

Additional storage space is available in the attic which is reached through a disappearing stairway located in the hall.

The generous-size corner windows assure that every room will be well-lighted and well-ventilated.

CONSTRUCTION—Conventional, no basement.
EXTERIOR—Horizontal wood siding.
INTERIOR—Dry wall.
ROOF—Composition shingles.

FOUNDATION—Poured concrete.
FLOORS—Concrete, no covering specified.
WINDOWS—Wood, double-hung.



**SITE PLANNING FOR
CONTINUING VALUE,
SALES APPEAL, AND
LIVABILITY.**

It is sometimes possible to locate an entrance walk so that later it may form one of the ribbon strips of a driveway.

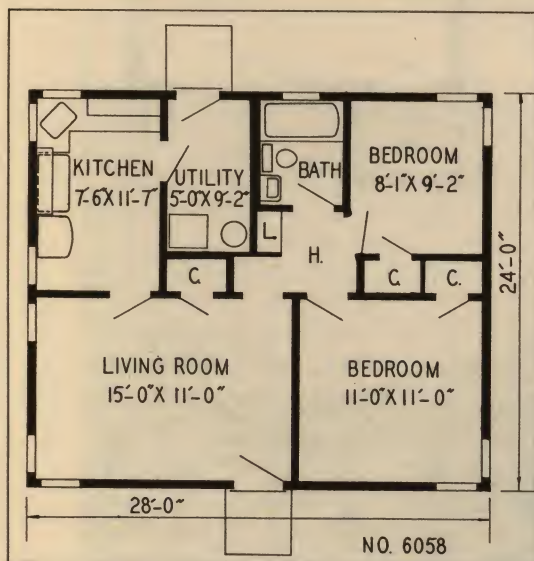
— Adapted from F.H.A. booklet on Economy Housing Program.

CONSIDERATIONS of economy in laying out small-house subdivisions need not result in uninteresting appearance.

Even though basically similar plans are used for all the houses, sufficient variation can be introduced in the structures, their surroundings, and location on the lots to produce an attractive neighborhood. Although the above sketch shows only four houses, numerous other variations of the basic plan are possible.

Landscaping, street lay-out, grouping of individual houses, and location of accessory structures are important elements of planning. The houses should not be placed uniformly on the minimum building set-back line. It is preferable to make variations of set-backs in small groupings rather than individual units. Street appearance can further be improved by varying side-yard widths.

Driveways and walks are shown in the plan, although at the time of construction it may be necessary for reasons of economy to eliminate those not absolutely essential for access to the houses.



First floor5,567 cubic feet
 Attic1,680 cubic feet
 Complete plan set.....**\$12.50**
 Duplicate sets, each..... **5.00**

A cooperative project may be for permanent occupancy by members upon payment to the cooperative of monthly carrying charges. This is known as an ownership cooperative. A coop-

No. 6058—The simple, but effective, lines of this design are your assurance of moderate costs.

The location of the sink beneath the corner windows is a feature that will appeal to most housewives.

CONSTRUCTION—Conventional, no basement.

EXTERIOR—8" horizontal siding.

INTERIOR—Dry wall.

FLOORS—Concrete, owner to specify covering.

ROOF—Composition shingle.

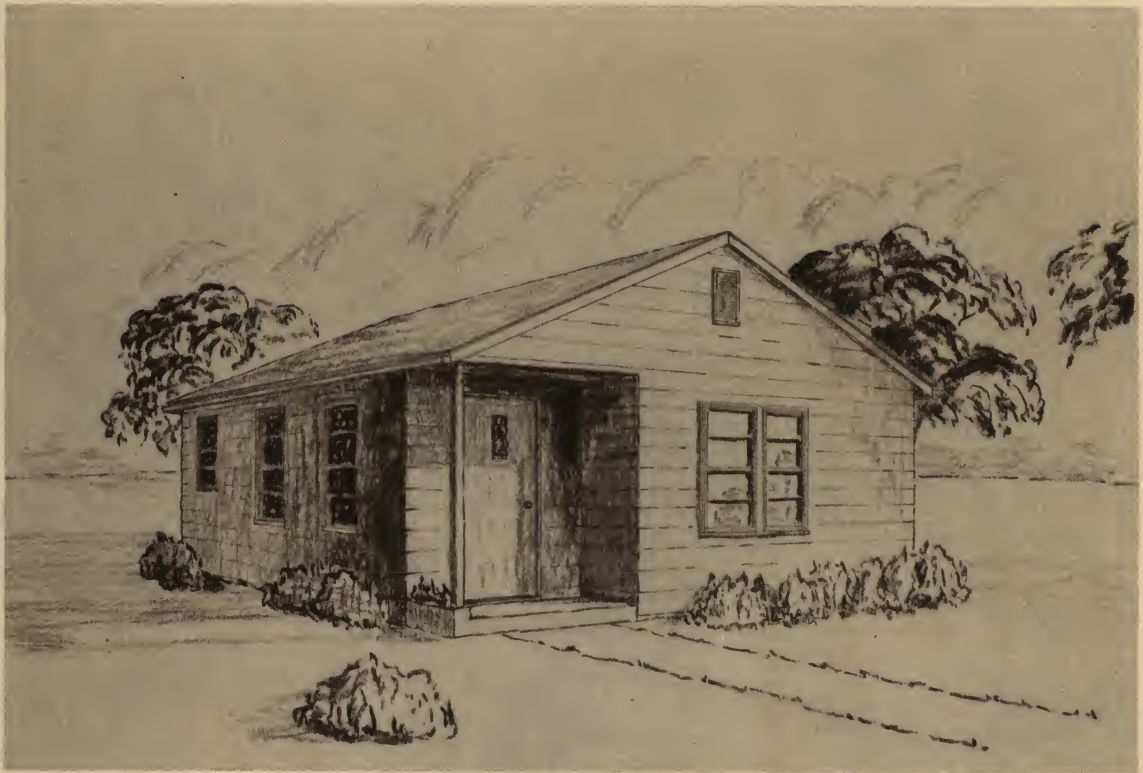
FOUNDATION—Concrete blocks.

ECONOMY HOUSING MAY TAKE COOPERATIVE FORM

In its promotion of the economy housing program, the Federal Housing Administration calls attention to the Housing Act of 1948 which makes specific provisions for insured mortgage financing of nonprofit cooperative housing projects.

A project of not less than 12 living units and constituting a nonprofit cooperative enterprise may be eligible for mortgage insurance under section 207 of the National Housing Act. The mortgage may be for 90 per cent of value or, in the case of an ownership cooperative composed primarily of veterans of World War II, may be for 95 per cent of the replacement cost as of December 31, 1947.

erative may also be organized for the purpose of constructing homes for subsequent conveyance to members. In the latter case the structures must be either row-house or free-standing in type.

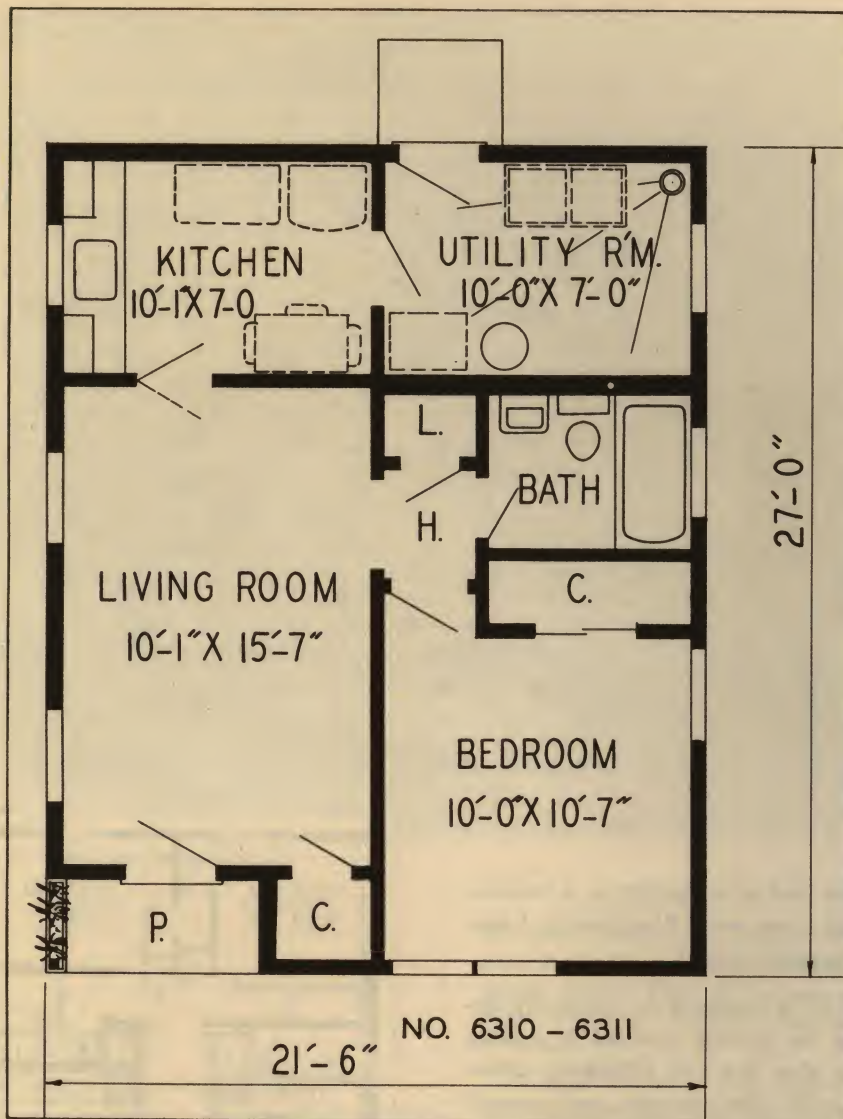


PLAN NO. 6310



PLAN NO. 6311

A description of these houses will be found on opposite page.



Specify Plan 6310
for upper design
on opposite page.

Specify Plan 6311
for lower design
on opposite page.

No. 6310 and No. 6311—Pictured on the opposite page are two different exterior treatments of the same plan shown above. Both utilize an inviting entrance facade. Well-balanced architectural details, and rooms located for maximum convenience and comfort make these houses particularly appealing both to the purchaser and to the operative builder. Concrete floors are provided throughout. Suitable for a variety of floor coverings, depending upon the taste of the purchaser, these floors may be left bare if utmost economy of construction is required. The extremely large wardrobe closet adds much to the general utility of these houses.

Cubic content, first floor, both houses is 4,496 cubic feet. Design number 6310 has 1,315 cubic feet in the attic; design number 6311 has 967 cubic feet.

Complete plan sets for either house **\$12.50**. Duplicate sets **\$5.00**.



No. 7028—Combining taste and practicability in a low-cost home, this design is adapted to the same floor plan as house No. 7011 pictured on the opposite page.

The operative builder who is engaged in community development readily can see the savings involved in making use of the same basic floor plan, but with sufficiently different exteriors. Use of different color schemes, and reversal of the plans make possible a variety of attractive houses in the same neighborhood without creating a monotonous appearance.

(With plan orders for either design No. 7028 or No. 7011, at a nominal extra cost, builders may obtain sketches of three additional variations of exteriors—making a total of five different elevations from the same basic floor layout.)

In order to reduce costs to the bare minimum and yet provide convenient housing for a family of three or four, the utility room has been eliminated. Heating is by wall furnace, and additional storage is provided in the attic which is reached through a disappearing stairway in the central hall.



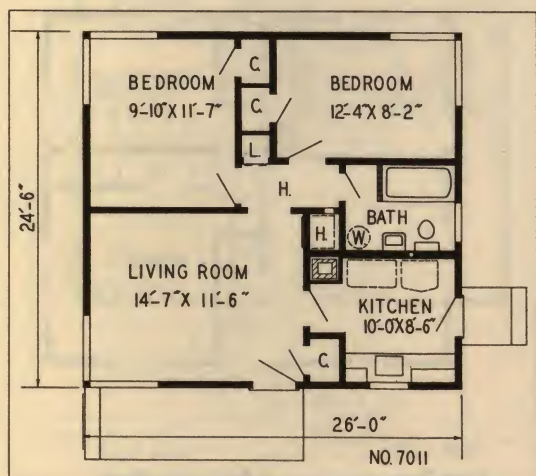
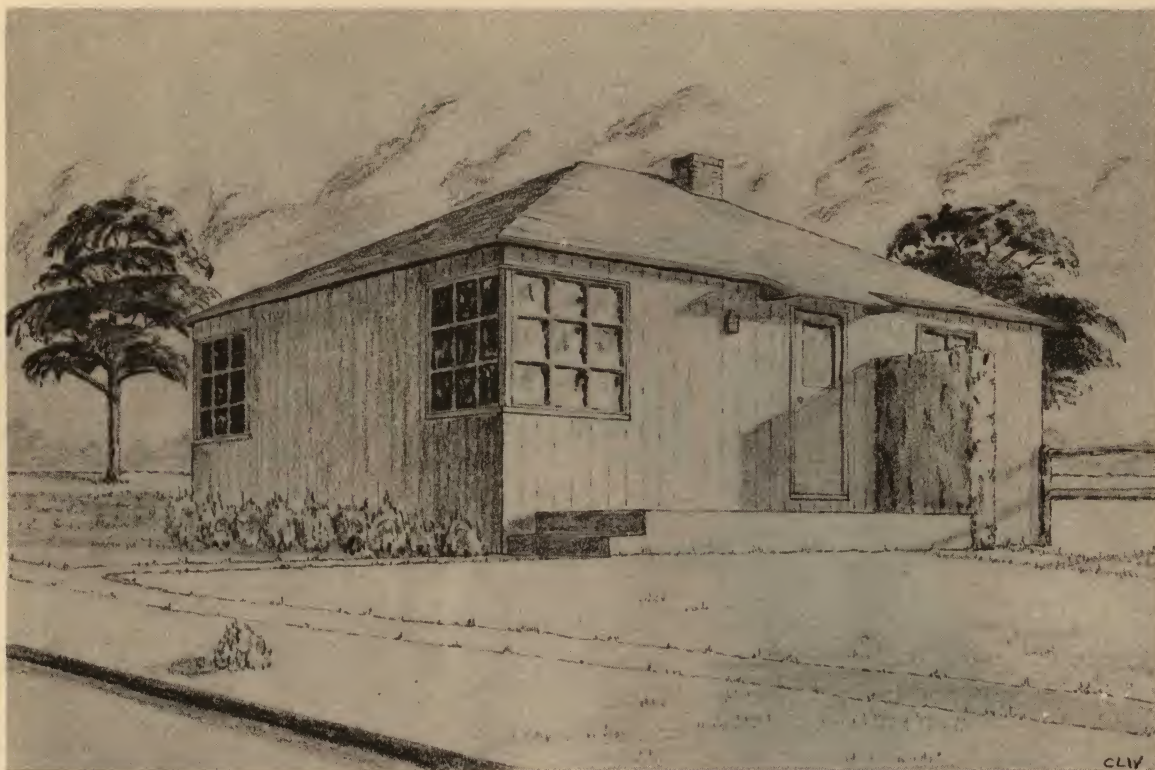
First floor4,894 cubic feet
Attic1,820 cubic feet

Complete plan set.....**\$12.50**
Duplicate sets..... **5.00**

With plan set orders, three sketches
of different exteriors . . 50c

CONSTRUCTION—Conventional, no basement.
EXTERIOR—Horizontal wood siding.
INTERIOR—Dry wall.
ROOF—Composition shingles.

FOUNDATION—Poured concrete.
FLOORS—Hard wood.
WINDOWS—Wooden double hung.
CHIMNEY—Brick with tile liner.



First floor4,894 cubic feet
Attic 584 cubic feet

Complete plan set.....**\$12.50**
Duplicate sets..... **5.00**

With plan set orders, three sketches
of different exteriors . . 50c

Storage is provided in the attic, reached by a disappearing stairway. Additional storage in economy houses of this type often is acquired by constructing an inexpensive, unobtrusive tool shed in the rear. That type of storage, if the shed is secured by a proper lock, is counted by most

No. 7011—Distinctly modern in tone, this house would please even the most traditionally-minded for its modern appearance comes merely from skillful use of standard materials. The trimmed hedge adds a colorful, decorative effect to the entrance.

Corner windows in the bedrooms and the living room not only improve the modern appearance of the house and make possible well-lighted and well-ventilated rooms, but also facilitate the arrangement of the furniture. This is particularly helpful in a two-bedroom house as small as this one.

The design No. 7011 has a floor plan identical to that of No. 7028 shown on the opposite page. Operative builders are thus offered an economical variation from a basic plan in the construction of two or more units. Kitchen arrangements differ because of the difference in window placement and size, but the floor areas are the same.

The traffic pattern which would be developed in a house of this type would be restricted to the "T" caused by the front door and the rear hall, with a minimum of cross-traffic in the living room.

The bath tub is shielded from the door by an attractive glass-block partition.

F.H.A. offices in figuring storage-area content.

CONSTRUCTION DETAILS . . . Details of materials used are similar to those of design No. 7028 on opposite page, except that the siding is vertical, instead of horizontal.



No. 4695—The inexpensive frieze gives this house a distinctive appearance without modifying its basically simple lines.

A feeling of spaciousness in the living room has been created by the foyer which forms an "L" shaped room and by the sliding doors between the kitchen and living room. Except when cooking is being done, those doors can be left open providing a person in the living room with an unbroken view through the length of the house. Use of a receding color scheme in the living room and a large mirror in the foyer would magnify the spaciousness.

The bedrooms, large for a house of this size, have excellent cross-ventilation.

Additional usable floor space is made possible by the elimination of a utility room. The hot water heater is placed in the bathroom, and space heat is provided by a centrally-located floor furnace, vented through a tile and brick flue. The attic contains generous storage space made possible by the 6-12 roof pitch. Access to the attic is through a disappearing stairway in the central hall.

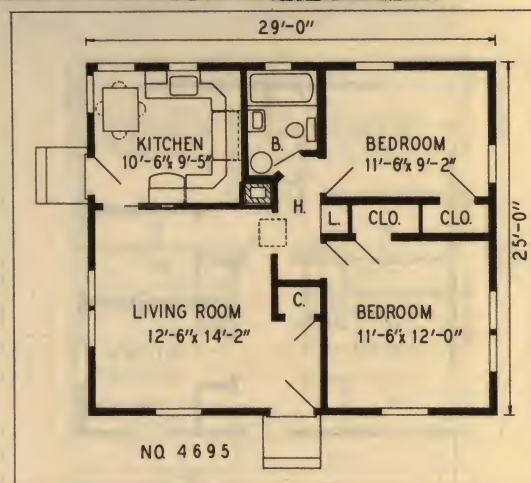
CONSTRUCTION—Conventional, no basement.

EXTERIOR—6" exposed siding.

INTERIOR—Rock lath and plaster.

ROOF—Composition shingles.

WINDOWS—Double-hung.



First floor6,041 cubic feet

Attic1,750 cubic feet

Complete plan sets.....**\$12.50**

Duplicate sets..... **5.00**

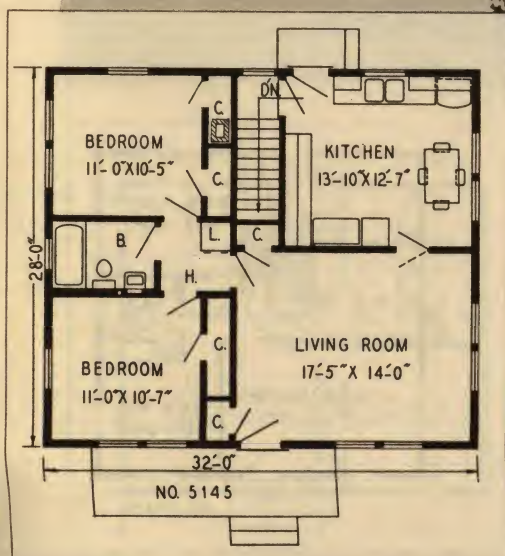
Good plans eliminate misunderstandings between the builder and the owner.

FOUNDATION—8" poured concrete.

CHIMNEY—Brick with vitreous liner.

FLOORS—Subfloor; oak finish floors. No special covering specified for kitchen or bath.

GENERAL STORAGE—In attic, through disappearing stairway.



No. 5145—In this design, with its exterior of asbestos-cement shingles, simplicity and economy of construction are evident in every detail.

Generous dining space in the large kitchen gives this house five-room efficiency. The corner location of each of the major rooms allows for ample cross-ventilation without any bays or extra corners.

Six closets, one of which is wardrobe size, provide enough storage space for even the most discriminating housewife. The basement is not partitioned, but due to the location of the furnace and laundry facilities in the same general area to the rear of the basement, considerable clear space is available in front for a recreation room, or workshop.

The exterior construction specified in this plan calls for asbestos shingles to be laid in accordance with a 12" by 24" waveline. Wooden shingles are specified for the roof. The builder easily can modify these specifications if they do not suit the individual taste of the owner.

First floor7,437 cubic feet

Basement7,168 cubic feet

Complete plans as shown, or reversed, with specifications, lumber and mill list.....**\$15.00**

Duplicate sets..... **5.00**

CONSTRUCTION—Conventional.

EXTERIOR—Asbestos-cement shingles, 10½" by 24" exposure.

INTERIOR—Rock lath and plaster.

ROOF—Wooden shingles.

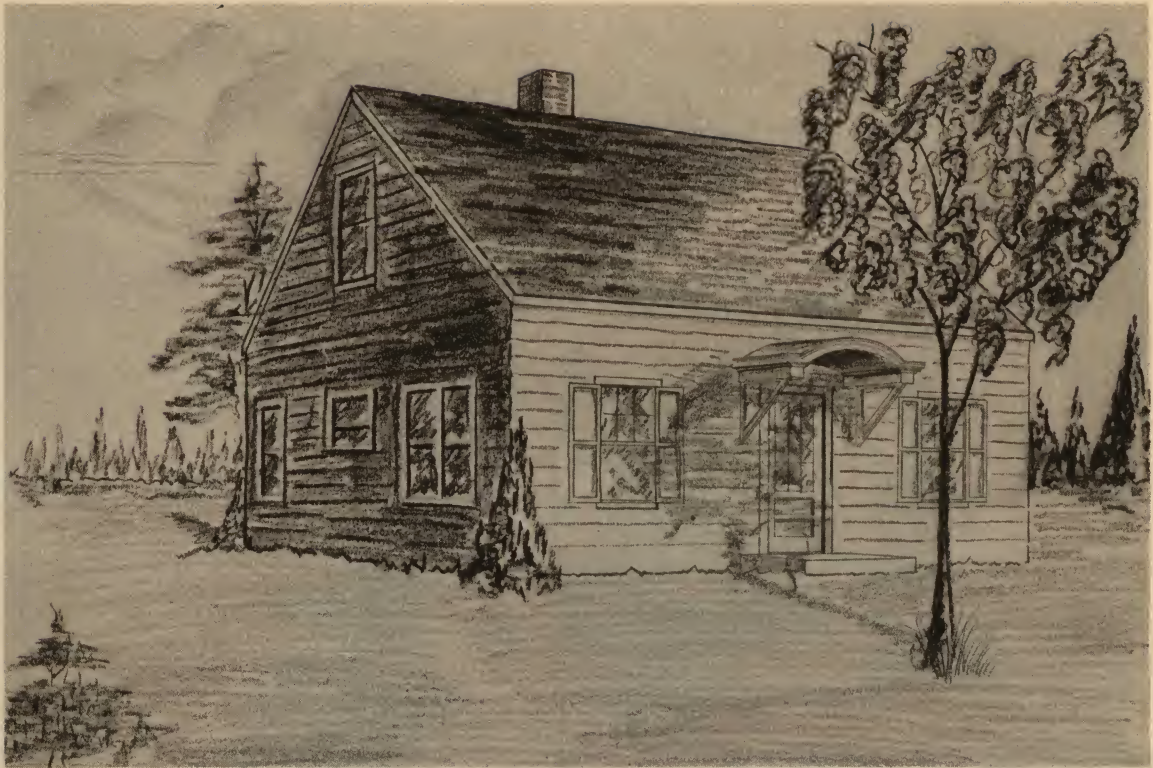
WINDOWS—Double-hung.

FOUNDATION—8" poured concrete.

CHIMNEY—Brick with vitreous liner.

FLOORS—Subfloor; oak finish floors.

HEATING — Furnace in basement, type not specified.



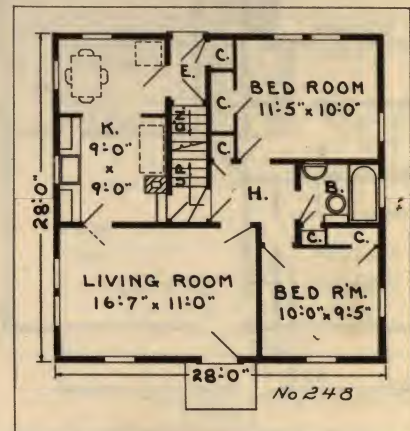
No. 248—Especially attractive for the young family whose housing requirements might change in future years is this Colonial Cottage. For it is expandable in the sense that the attic space might be converted into an additional bedroom.

An eight-foot dormer in the rear of the attic provides ample space for a future bedroom and half-bath. Full 28" by 24" windows at either end of the attic supply ample ventilation.

Another feature of this house which makes it particularly appealing to the young family is the excellent segregation of the sleeping and the living quarters, and with the larger of the two bedrooms being to the rear.

The breakfast nook is certain to be one of the cheeriest rooms in this cottage, for with its ample window area and convenient table arrangement it will be used more as a dining room than merely as a breakfast alcove.

Not different in any major regard from the small Colonial designs which have been popular for years, this economy house will look well adapted in any neighborhood.



Basement5,265 cubic feet
First floor6,075 cubic feet
Attic3,904 cubic feet

Complete plan set.....**\$10.00**
Duplicate sets, each..... **5.00**

Your dealer can obtain these plans—complete with specifications, lumber and mill lists—for you without delay.

CONSTRUCTION—Conventional.
EXTERIOR—Wooden siding.
INTERIOR—Rock lath and plaster.
ROOF—Composition shingles.

FOUNDATION—10" poured concrete.
CHIMNEY—Brick with tile lining.
HEATING — Furnace in basement, type not specified.



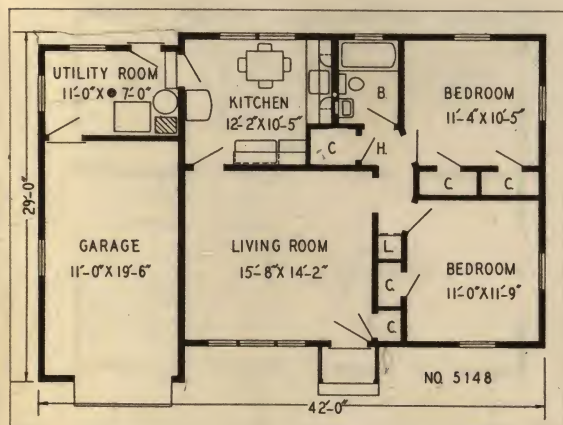
No. 5148—Larger than most of the houses shown in this book, this particular design was included because its added conveniences would be attractive to the family which is seeking maximum value, but which can afford slightly more than the minimum house.

Designed to fit on the average lot provided in new residential areas, this house with its wide front and low, unbroken roof line appears much larger than it really is. For basically it is a 30'6" by 26' economy house to which has been added a slightly over-size garage and a utility room.

To compensate for the loss of window area due to the garage, multi-unit windows are used in the front and rear of the house to serve the kitchen and living room. This assures well-lighted rooms with good ventilation.

As is the case with every small house it has been necessary to make a compromise between living and storage space. In this case six closets were provided on the theory that many home-owners would rather sacrifice a little room area if it meant greater conveniences due to more closet space.

Doors to both bedrooms are set at an angle off the hall to provide greater passageway and also to reduce to a minimum the loss of useable space in the bedroom due to the swinging arc of the doors.



First floor7,379 cubic feet
Garage1,915 cubic feet

Complete working plans, specifications, lumber and mill lists**\$15.00**

Duplicate sets with original order..... **5.00**

CONSTRUCTION—Conventional, no basement.
EXTERIOR—6" exposed wooden siding.
INTERIOR—Lath and plaster.
ROOF—Composition shingle.

FOUNDATION—8" concrete.
FLOORS—Subfloor; oak finish floors.
CHIMNEY—Brick with tile liner.



No. 5015—This small house of frame with asbestos-cement shingle siding over a full basement was planned for the family with one child.

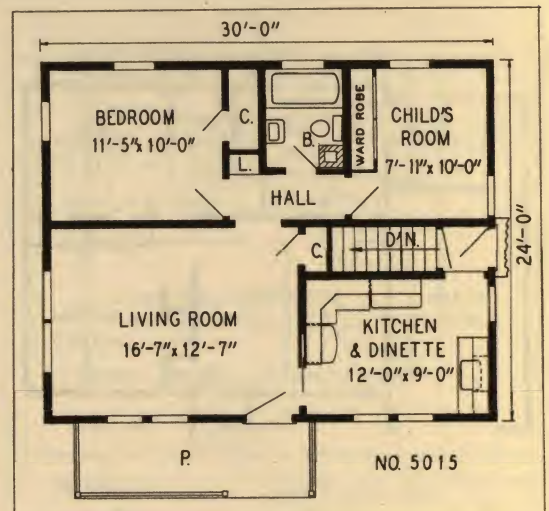
The child's room is large enough to accommodate a single bed with an extremely large wardrobe cabinet for ample storage of clothing, shoes, toys, etc.

Excellent design has made possible the type of traffic pattern in the house that permits the housewife to have considerable choice in her arrangement of furniture. Take the living room for example. A person entering the front door can reach any room in the house through the living room—and yet there is no cross traffic.

Each room has cross ventilation. Double windows are used in the living room and over the dinette table. This large window area in the dinette, plus the fact that there is no floor space lost by the door since it slides into the wall partition, makes possible an extremely convenient kitchen.

Although not specified in the plans, the basement area is sufficiently clear that a large recreation room or work room can be arranged. Access to the basement as a storage area is particularly handy since there are no corners between the stairs and the outside door.

The porch adds an interesting decorative effect at little cost, since the supports and railings are merely two-by-fours.



First floor5,976 cubic feet

Basement5,760 cubic feet

Complete plan set.....**\$12.50**

Duplicate sets..... **5.00**

*Good plans don't cost money—they
save money for both the
builder and buyer*

CONSTRUCTION—Conventional, full basement.

EXTERIOR—Asbestos-cement shingles.

INTERIOR—Rock lath and plaster.

ROOF—Composition shingles.

FOUNDATION—8" concrete.

CHIMNEY—Brick with tile liner.

WINDOWS—Double-hung.

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